

**INDIANA HOUSING FINANCE AUTHORITY**  
**MULTI – FAMILY PRIVATE ACTIVITY BOND VOLUME PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2004D-B Bond Round**

<b>PROJECT NAME:</b>	<b>Turtle Creek Apartments</b>												
<b>SITE LOCATION:</b>	<b>8265 Harcourt Road Indianapolis, IN 46260</b>												
<b>PROJECT TYPE:</b>	<b>AR</b>												
<b>APPLICANT/OWNER:</b>	<b>Multifamily Redevelopment Foundation - TCA, LLC James T. Crawford, Jr. One Indiana Square, Suite 2800 c/o Krieg Devault Indianapolis, IN 46204 (317) 238-6239</b>												
<b>PRINCIPALS:</b>	<b>MRF - Turtle Creek Apartments, LLC, Greensfork Township State Bank</b>												
<b># OF UNITS AT EACH SET ASIDE:</b>	<table><tr><td><b>60% of AMI:</b></td><td><b>99</b></td></tr><tr><td><b>50% of AMI:</b></td><td><b>134</b></td></tr><tr><td><b>40% of AMI:</b></td><td><b>0</b></td></tr><tr><td><b>30% of AMI:</b></td><td><b>0</b></td></tr><tr><td><b>Market Rate:</b></td><td><b>29</b></td></tr></table>	<b>60% of AMI:</b>	<b>99</b>	<b>50% of AMI:</b>	<b>134</b>	<b>40% of AMI:</b>	<b>0</b>	<b>30% of AMI:</b>	<b>0</b>	<b>Market Rate:</b>	<b>29</b>		
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<b>TOTAL PROJECTED COSTS:</b>	<b>\$12,620,179.00</b>												
<b>BOND VOLUME CAP REQUEST:</b>	<b>\$8,800,000.00</b>												
<b>BOND VOLUME CAP RECOMMENDED:</b>	<b>\$8,800,000.00</b>												
<b>ANTICIPATED CREDIT AMOUNT:</b>	<b>\$329,048.00</b>												
<b>COST PER UNIT:</b>	<b>\$45,573.00</b>												
<b>APPLICANT #:</b>	<b>2004D-B-003</b>												
<b>BIN:</b>	<b>IN-04-00400</b>												
<b>COMMENTS:</b>	<b>Site amenities at this development include an outdoor pool and picnic area, a fully equipped fitness center, saunas, and a tanning bed for residents</b>												

R=Rehabilitation  
A/R=Acquisition/Rehabilitation  
NC=New Construction